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Renewal and Continuing Education Information

Renewal Time Fast Approaching

The 2002-2004 renewal period is fast approaching. All broker type licenses will expire June 30, 2002. All renewal applications for brokers, broker-officers, broker-partners, broker-associates, broker-salespersons, professional corporation broker-salespersons, inactive brokers, real estate corporations, real estate partnerships and real estate associations will be mailed around April 15, 2002. These renewals must be postmarked on or before June 30, 2002 to avoid a delinquent penalty of \$50.00 per month not to exceed a total of \$200.00.

All salesperson type licenses will expire September 30, 2002. All salesperson, professional corporation salesperson and inactive salesperson renewal applications will be mailed around the first of July, 2002. These renewals must be postmarked on or before September 30, 2002 to avoid a delinquent penalty of \$50.00 per month not to exceed a total of \$200.00.

Does the Commission have your correct address? If not, advise us of the correct address immediately to ensure that your renewal will be received in a timely fashion. You can notify the Commission of your address change by mail, fax or email. The address change notification needs to include

a change form or a letter with your name, license number, new address and information such as your old address, date of birth or social security number to ensure that the correct licensee's record is properly updated.

Have you completed your continuing education? Be sure your continuing education is completed prior to submitting your renewal application to the Commission.

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Governor

The Honorable Bob Holden

Department of Economic Development

Joseph L. Driskill, Director

Division of Professional Registration

Marilyn Taylor Williams, Director

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Belton, Missouri

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St. Louis, Missouri

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MREC Newsletter is an official publication of the
Division of Professional Registration

All licensees who were issued an original salesperson or broker type license through examination or reciprocity since the last renewal period and will be renewing their Missouri license for the first time must complete the Missouri Real Estate Practice Course to meet the continuing education requirement. Missouri licensees need only complete the Missouri Real Estate Practice Course once in a lifetime.

All other licensees will need to complete 12 hours of continuing education which must include a 3 hour core course and an additional 9 hours that can be elective or core courses.

If you are not sure what continuing education courses are required to renew your license, please contact the Commission office.

If you have completed courses that were not taken through an accredited Missouri Real Estate Commission continuing education sponsor, you may request a review of the courses to see if they qualify for credit toward your Missouri continuing education requirement.

To have the courses reviewed, complete an Individual Request for Continuing Education Credit form and submit it with a \$10.00 fee, copies of the course completion certificates and other attachments as required on the form. This form can be downloaded from the Commission's website. **Do not wait until the last minute to send in these requests as you will need to allow enough time to take Missouri approved courses if you are denied credit.**

Do not procrastinate; sign up for classes as soon as possible to assure you are able to get the courses needed and to have a wider selection of courses to choose from.

Any broker that does not complete their continuing education prior to the expiration of their license on June 30, 2002, will be

required to take the 48-hour pre-license broker course before the license can be renewed as active. Any salesperson that does not complete their continuing education prior to the expiration of their license on September 30, 2002, will be required to take the 60-hour pre-license salesperson course before the license can be renewed as active.

Please note, renewal applications should not be submitted unless the appropriate hours have been met, and course completion certificates have been issued.

It is imperative that you retain copies of these continuing education certificates in case you are audited.

Note to brokers: As the licensee responsible for the activities within your office, you may wish to consider maintaining copies of each licensee's continuing education certificates to

- 1) assist licensees in tracking their hours and
- 2) provide yourself with assurance that you have individuals working in your office who are eligible to renew their licenses.

Continuing Education Audits

On your upcoming renewal application you will be required to answer a question attesting to the fact that you have or have not completed the appropriate continuing education requirements to renew your license. Subsequent to the renewal period, random samplings will be pulled from both brokers and salespersons, and those individuals will be requested to submit copies of their continuing education certificates to the Commission.

In addition to random audits of individual licensees, the Commission is now requiring

all licensees who are the subject of a complaint to provide proof of proper completion of their 12 hours of continuing education. Licensees who are affiliated with a brokerage in which a field audit is being conducted may also be required to submit proof of their continuing education.

It is imperative you understand that your license may be subject to suspension or revocation if you fail to provide proof of your 12 hours of approved continuing education, upon request. Also, any course that has not been pre-approved and assigned a Missouri CE course number AND HAS NOT BEEN INDIVIDUALLY REVIEWED AND APPROVED BY THE COMMISSION PRIOR TO THE TIME YOU SUBMIT YOUR RENEWAL, will not be accepted as continuing education hours.

Therefore, prior to checking "YES" and attesting on the renewal application that you have completed the proper continuing education, be sure to check your course certificates. Approved elective courses will be as follows: V3XXX2, V6XXX2 or V9XXX2. The first number indicates the number of hours the course is worth. The 2 at the end indicates that the course expires in the 2002 renewal period. The 3 hour approved core courses will appear as CCXXX2, again the 2 at the end indicates that the course expires in the 2002 licensing period.

NOTE: Do not submit continuing education certificates with your renewal application unless specifically requested to do so.

Non-Resident Fees To Change

Due to an amendment to 339.090 RSMo, Missouri will no longer require non-residents to pay a fee equal to the fee they pay in their state of domicile. The non-resident fee changes will go into effect March 30, 2002. No matter the state of residency, all non-residents will pay the same non-resident fees.

All non-resident applicants for an original salesperson or broker license by examination or reciprocity will pay a \$50.00 application fee. In addition to the \$50.00 application fee, a non-resident original salesperson applicant by examination or reciprocity will pay a license fee of \$100.00 and a non-resident original broker applicant by examination or reciprocity will pay a license fee of \$150.00.

Renewal fees will be \$100.00 for all non-resident salesperson type licenses and \$150.00 for all non-resident broker type licenses.

Whether a Missouri resident or a non-resident, all status change and transfer fees will be \$50.00.

New Commissioners



ANDREA LAWRENCE

Andrea Lawrence, of St. Louis, is President and co-owner of Prudential Alliance, Realtors which specializes in residential real estate brokerage in St. Louis, St. Charles and Franklin counties. Andy is a graduate of Washington University in St. Louis and obtained her broker license in 1971. She is a past Director of the St. Louis Association of Realtors and the National Advisory Council of the Prudential Real Estate Affiliates. Currently she serves on the Board of Directors of Mid-America Regional Information Systems. In 2001 Andy was named one of the 25 Most Influential Business Women in St. Louis by

the St. Louis Business Journal. She looks forward to the opportunity of serving on the Missouri Real Estate Commission.



THALLIS MALONE

Thallis Malone resides in St. Louis and works as a broker salesperson for the McLaughlin Group Realtors. Thallis is a life-long resident of St. Louis

and has 20 years experience in real estate. He received a Bachelor of Science Degree in Business from University of Missouri-St. Louis and a Master of Business Degree from Lindenwood College in St. Charles, MO.

In addition to working in real estate, Thallis previously worked at Boeing Aircraft Company, formerly the McDonnell Douglas Aircraft Corporation. There he held positions in manufacturing, procurement, and contracts and pricing.

Thallis and his wife Ora, have one daughter, Danielle.



JOHN YOUNGHANZ, JR.

John Younghanz, Jr. has fifteen successful years in the real estate business with many awards and designations, including GRI, CRS, ABR. He is a

member of Kansas City Regional Association of Realtors and the National Association of Realtors. Re/Max Ambassador of Children's Miracle Network voted him as CMN's Individual of the Year in 1999, 2000, and 2001. All money goes to the Children's Mercy Hospital and K.U. Med Center's Children Division.

He has been married for 42 years to wife, Linda. John has two married daughters, Kristi and Stacey, (both University of Missouri-Columbia graduates), four handsome grandsons and one beautiful granddaughter.

John enjoys sports of all kinds, singing, movies and doing just about anything with his grandchildren. Born and raised in Kansas City, he has lived most of his life in the Northland. Previously, John was a manufacturer's representative for fine collectible gift lines for over twenty years and was past president and chairman of the board of the Associated Midwest Independent Gift Organization.

Gramm-Leach-Bliley Act, 15 U.S.C. Section 6801 et. seq.

Many brokers are aware of the confusion this act has created. For those unaware, this act sets the scope of permissible disclosure of non-public consumer information. How does that impact

brokers? Primarily with regard to the closing statements.

4 CSR 250-8.150 (3) specifically states that a broker must retain legible copies of both the buyer's and seller's signed closing statement. Some title companies, as well as cooperating brokers who close the transaction, have refused to give the brokers involved both sides of the closing statements. Brokers have asked for guidance on how to proceed.

Licenses can comply with both the restrictions of the Act and the statutes and regulations by obtaining a disclosure or consent form from the buyers and sellers. However, if a buyer or seller refuses to sign the consent form, the Commission has indicated that the broker should document the file indicating that they have tried to obtain the other closing statement.

Message from Division Director



My office has been working diligently, through team input and much planning, to develop an optical imaging system that will meet the needs of the Division. I'm glad to report that we have begun implementing the new optical imaging system. The boards will be trained on how to use the system. Once trained, they will begin using the system and have the ability to scan daily mail received or other paper files and documents maintained in the board office. The boards will each determine what documents are to be scanned.

As of February 19, 2002, we had 14 boards that had been trained. These boards were using the optical imaging system and were scanning their documents. At that time, there had already been 50,000 pages imaged. As of March 15, 2002, there were six (6) boards who were being trained on the system and it is anticipated in the very near future, these boards will also go into production and begin scanning their paper files. It is expected that the remaining boards will begin training on the system very soon and shortly thereafter, go into production also. It is projected that the entire Division will be trained on and using the system in the next few months.

Please stay tuned as we continue to improve the services provided by the Division.

Sincerely,

Marilyn Taylor Williams
Division Director

Mortgage Fraud

Permission given by Joseph McGetigan

Some mortgage originators are finding new, creative and sometimes illegal ways for borrowers to qualify for residential mortgage loans. Licensees should be aware that some of these "qualifying techniques" may be fraudulent and could violate the Real Estate Settlement Procedures Act (RESPA), and various federal lending regulations.

The following scenario is an example involving the intentional inflation of the purchase price to increase the loan to value ratio also known as "phantom mortgage."

A buyer is shown a \$100,000 property by a licensee. The buyer makes an offer subject to a mortgage contingency, that the seller accepts. The buyer then applies for financing. The mortgage originator advises the buyer that he does not qualify for that type loan without a substantial down payment (20% of the sale price). The buyer states that he does not have this type of cash available. The mortgage originator says, "We can still make the deal work, with a little bit of cooperation of the seller." Of course, the anxious seller is only too happy to make things work out. The mortgage originator suggests that the licensee re-list the seller's property at a higher asking price of \$125,000 and then get the buyer to make a full price offer with a standard mortgage contingency of \$100,000. The

seller is then asked to provide a "second mortgage loan" to the buyer of \$25,000.

With the assistance of the licensee, the mortgage originator has helped the seller to inflate the purchase price to create a more favorable loan to value ratio, allowing the loan to be processed under more lenient lender guidelines, (i.e. no tax/insurance escrows, no private mortgage insurance requirements, etc.). The difference between the actual sale price (\$100,000) and the inflated sale price (\$125,000) is shown on the settlement sheet as a second mortgage (\$25,000) in favor of the seller. This "seller second" is satisfied in full at, or immediately after, settlement for zero dollars. In some cases, the mortgage originator sells the \$100,000 first mortgage shortly thereafter to the secondary mortgage market, who assumes that they have a substantial equity position with the loan.

2002 Holiday Schedule

The Missouri Real Estate Commission will be closed on these State of Missouri holidays:

Holidays

Dates in 2002

Truman's Birthday.....	May 8
Memorial Day.....	May 27
Independence Day	July 4
Labor Day	September 2
Columbus Day	October 14
Veteran's Day	November 11
Thanksgiving Day.....	November 28
Christmas Day	December 25



Commission Meeting Schedule

Licensees and members of the public are invited to attend the open session of any meeting. Dates and locations are listed below. If you would like to appear, please contact our office at 573-751-2628.

Wednesday	May 8	Lake Ozark
Wednesday	July 10	St. Louis
Wednesday	September 11	Springfield
Wednesday	November 20	Kansas City

Auditor's Corner

Several of the items listed below were compiled as a result of audits. The items listed are common violations that auditors find while conducting audits. Becoming familiar with these items may assist a broker in preventing several violations should they be audited.

1. A Broker Disclosure Form must be provided to a seller, buyer, landlord or tenant at the earliest practicable opportunity provided that the seller, landlord, buyer or tenant has not entered into a written agreement for services with another broker/licensee.
2. A broker should be sure he/she has updated forms. If the broker is a member of a board or association, he/she should determine whether the most current form is being used. For those brokers who are not members of a board or association, he/she should be sure their forms comply with the latest regulation and statute changes that went into effect July 30, 2000. (339.720, 339.780, 250-8.090, 250-8.210)
3. A broker must disclose his/her brokerage relationship to a tenant or landlord. This may be done in the lease or may be disclosed in a separate form. Refer to 4 CSR 250-8.096 for what must be included in the disclosure.
4. Commissions earned do not have to be deposited into the broker's escrow account. Commissions are not funds of others so these funds may be deposited into the broker's operating account and disbursed to the appropriate parties.
5. Errors and Omissions insurance should be disbursed from the broker's operating account, not from the escrow account.
6. The Commission must be notified when the broker opens or closes an escrow account on a Consent to Examine form. If the bank closes an account due to the account being dormant, it is the broker's responsibility to notify the Commission of the closure.
7. The Commission must be notified on a Consent to Examine form of any change to an escrow account. Changes could be in the name of the bank (possibly due to a merger), account number or bank address.

8. All listing agreements, property management agreements and offers to purchase must properly identify the property. A complete street address, including the city, or a complete legal description must be contained in the agreement or referred to in the agreement identifying the attachment.
9. All terms and conditions under which the property can be sold must be contained in all brokerage service agreements and the offer to purchase. All blanks should be completed or marked N/A and each choice noted as "check one" must have a choice checked.
10. The broker's written policy on brokerage relationships must include each relationship the broker intends to offer or allow their licensees to enter into. For example, if a broker is allowing a licensee to disclose as a designated agent, then designated agency must be identified and described in the written brokerage relationship policy.
11. Brokers that hold an active license, even if no real estate activity is being conducted, are required to maintain a written policy on brokerage relationships. (339.760.1)
12. Brokers must notify the Commission within 10 days of any name change or an address change. Correspondence from the Commission such as a renewal notice may not reach you in a timely fashion without this information.
13. Management agreements entered into after July 30, 2000 have several regulation requirements that were not needed in previous agreements. Property managers should refer to 4 CSR 250-8.210 for the required language.
14. Brokers must verify the accuracy of a closing statement whether they prepared the closing statement or whether a title/closing company or an attorney prepared the statement. This includes verifying that all payees are identified.
15. Commission/earnest money must be removed from the escrow account at the completion of the transaction. The broker may not leave commission earned in the escrow account for escrow account expenses (i.e. service charges, check printing charges, etc.). The total commission or earnest money must be removed. The broker can then deposit money specifically indicated for escrow account expenses.
16. Any name other than what is shown on the license is considered a fictitious name, with the exception of an individual broker who may add any wording after his/her licensed name and it is not considered fictitious provided it does not imply that more than one individual is doing business. All fictitious names must be registered with the Secretary of State. A file stamped copy of the registered fictitious name as received from the Secretary of State must be furnished to the Commission.
17. During an audit, the examiner may request copies of continuing education certificates of licensees associated with the company.

Are You Reconciling Monthly?

Brokers who maintain escrow accounts should reconcile the account balance to liabilities on a monthly basis. This should be done with sales escrow accounts as well as property management accounts. This is a separate step from reconciling the bank balance to the check register balance. For a sales escrow account, the broker must determine all amounts that should be held in the escrow account from pending contracts, down and disputed contracts and any other amount being held in the escrow account with written authorization. Identify the amount of broker funds deposited to cover bank service charges and add the amount held in the account to the above total. This amount should match the reconciled bank balance. If it does not, the broker should determine why.

For a property management account, the broker must determine the amount of funds

being held for each owner and each property. These amounts may be obtained from the monthly owners' statements, an account ledger or whatever document the broker uses to track owners' funds. A total should be obtained. Identify the amount of broker funds deposited to cover bank service charges and add the amount in the account to the above total. This total should equal the reconciled bank balance. If the broker holds separate funds in a security deposit escrow account, the broker must determine the amount of security deposits he should be holding per his records. Identify the amount of broker funds deposited to cover bank service charges and add the amount held in the account to the above total. This amount should equal the reconciled bank balance. Monthly reconciliations should be retained for tracking purposes.

Broker Price Options and Comparative Market Analyses

The Missouri Real Estate Appraisers Commission requests that the following information regarding broker price opinions and comparative market analyses be provided to Missouri real estate licensees:

Per Section 339.503.7, RSMo, a "broker price opinion is not an appraisal and shall specifically state it is not an appraisal."

Per Section 339.503.12 RSMo, a "comparative market analysis is not an appraisal and shall specifically state it is not an appraisal."

The Missouri Real Estate Appraisers Commission has recently communicated with a licensed real estate broker who had, in the year 2000, prepared a BPO. The BPO did not state that it was not an appraisal, and the cover letter advised the client of the "Appraisal" that had been completed. The Missouri Real Estate Appraisers Commission will take no further action on the licensed real estate broker at this time, but requested that the Missouri Real Estate Commission distribute the information to licensees.

If you have questions please call 573-751-0038.

Disciplinary Actions

Barber, Brent M.
Kansas City, MO

By order of the Commission dated August 10, 2001, Barber's license was placed on probation, with special conditions, for one year effective August 20, 2001 to August 20, 2002.

Violations: 339.100.2 (19) RSMo

Barber's real estate license in the state of Kansas was revoked by the Kansas Real Estate Commission sometime between July 1998 and September 24, 1998 based upon the finding that Barber had acted in willful and knowing violation of KSA 58-3037 (a), (d) and (f), and 58-3050 (a) (1). Barber's Missouri license was disciplined based upon the discipline imposed in Kansas.

Barnes, Dewayne C.
Chesterfield, MO

By order of the MREC, Barnes was issued a five-year probated real estate salesperson license. Probation began October 24, 2001 and runs through October 24, 2006, or until he provides satisfactory evidence to the Commission that he has successfully completed his criminal probationary period, whichever comes first.

Violations: 339.100.2 (15), (17) and (18) RSMo

On May 28, 1997, Barnes pled guilty to one count of illegal possession of marijuana, a controlled substance.

Beeson, Cecil C.
East Prairie, MO

By order of the MREC, Beeson's license was revoked effective December 21, 2001.

Violations: 339.100.2 (14) RSMo

Beeson failed to respond within thirty days in writing to three written requests from the MREC.

Bray, David W.
Stewartsville, MO

By settlement agreement with the MREC, Bray's license was suspended for one year starting October 5, 2001 to October 5, 2002, followed by five years probation from October 5, 2002 to October 5, 2007.

Violations: 339.100.2 (14), (15) and (18) RSMo

On September 10, 1999, the Platte County Circuit Court determined that Bray had engaged in the unauthorized practice of law by preparing a non-compete agreement and providing advice to a party of a real estate transaction regarding the agreement. The Missouri Court of Appeals upheld the circuit court's decision.

Covington, Rozelle L.
St. Louis, MO

By order of the MREC, Covington was issued a one-year probated real estate salesperson license effective October 24, 2001 through October 24, 2002.

Violations: 339.100.2 (15), (17) and (18) RSMo

On March 26, 1990, Covington pled guilty to one count of illegal possession of a controlled substance, cocaine base. On June 27, 1991, Covington's probation was revoked due to a probation violation when he pled guilty to drug trafficking.

Craig, William L.
Caruthersville, MO

By settlement agreement with the MREC, Craig's salesperson license was suspended for six months starting January 4, 2002 to July 4, 2002. The suspension will be followed by five years probation, beginning July 4, 2002 and running to July 4, 2007 or until Craig submits proof that he has successfully completed his criminal probation, whichever occurs first.

Violations: 339.100.2 (15) and (17) RSMo

On or about June 4, 1999, Craig pled guilty to his fourth driving while intoxicated offense and received a suspended imposition of sentence.

Cramer, Sandy J.
Warrensburg, MO

By order of the MREC, Cramer was issued a five-year probated real estate salesperson license effective October 18, 2001 to October 18, 2006.

Violations: 339.100.2 (15), (17), and (18) RSMo

On October 4, 1989, May 16, 1991, and November 30, 1998, Cramer pled guilty to driving while intoxicated. The November 1998 pleading was to a felony count.

Denoon, Ima B.
O'Fallon, MO

By order of the MREC, Denoon's real estate broker license was revoked on December 21, 2001.

Violations: 339.100.2 (14) RSMo

Denoon failed to respond in writing within thirty days to written requests from the MREC.

Ervin, Bruce W. Jr.
St. Louis, MO

By order of the MREC, Ervin was issued a two-year probated real estate salesperson

license effective October 25, 2001 to October 25, 2003, or until he provides satisfactory evidence to the Commission that he has successfully completed his criminal probation, whichever comes first.

Violations: 339.100.2 (15), (17) and (18) RSMo

On February 3, 1998, Ervin was convicted of one count of illegal possession of a controlled substance with the intent to distribute.

Evans, Sam H.
St. Louis, MO

By order of the MREC, Evans was issued a three-year probated real estate salesperson license effective October 24, 2001 to October 24, 2004.

Violations: 339.100.2 (15), (17) and (18) RSMo



On June 2, 1999, Evans pled guilty to assault in the third degree. On February 7, 1992, Evans pled guilty to felony possession of a controlled substance. On February 18, 1992, Evans pled guilty to possession of a controlled substance, possession of drug paraphernalia, and DWI.

Guyton, Debroah D.
St. Louis, MO

By settlement agreement with the MREC, Guyton's license was suspended for six months, September 5, 2001 to March 5, 2002, followed by two years probation, from March 5, 2002 to March 5, 2004.

Violations: 339.100.2 (1), (2), (3), (4), (15) and (18) RSMo

Guyton structured a contract in a manner that was designated to allow the buyer to obtain a larger loan than they would have absent the false representation. The earnest money Guyton collected for the transaction was not deposited into an escrow account until five

months after she received it. When the transaction did not close, the parties agreed to lease the property and the rental funds were to be applied toward the delinquent property taxes. Guyton did not include the agreement regarding the rental funds in the lease. The lease was not executed until approximately four days after the buyer took occupancy of the home.

Hale, Eva M.
Chesterfield, MO

By joint stipulation with the MREC, Hale's license was placed on probation for two years, from July 26, 2001 to July 26, 2003.

Violations: 339.100.2 (14) and (15) RSMo 2000

Hale, through her employment with Terry Hall and Terry Hall Inc. Realtors, engaged in the unauthorized and unlicensed practice of real estate from January 1995 until January 23, 1998, the day she obtained a salesperson license.

Terry Hall Inc. Realtors
Chesterfield, MO

By joint stipulation with the MREC, the corporation license of Terry Hall Inc. Realtors was placed on three years probation, with special conditions, July 26, 2001 to July 26, 2004.

Violations: 339.100.2 (7), (14) and (22) RSMo 2000

Terry Hall Inc. Realtors employed an unlicensed individual and enabled this individual to conduct activity that required a real estate license.

Hall, Terry J.
Chesterfield, MO

By joint stipulation with the MREC, Hall's broker-officer license was suspended for one year, July 26, 2001 to July 26, 2002, followed by two years probation, beginning July 26, 2002 to July 26, 2004.

Violations: 339.100.2 (7), (14) and (22) RSMo 2000

Hall, as the designated broker of Terry Hall Inc. Realtors, employed an unlicensed individual and enabled this individual to conduct activity that required a real estate license.

Hutcherson, Jerry H.
Kansas City, KS

By settlement agreement with the MREC, Hutcherson's license was suspended for one year, beginning November 23, 2001 to November 23, 2002, followed by five years probation from November 23, 2002 to November 23, 2007.

Violations: 339.100.2 (17) RSMo

On September 26, 2000, Hutcherson pled guilty to the criminal charge of aggravated battery.

Leahy, Ryan J.
St. Charles, MO

By order of the MREC, Leahy was issued a probated license. The license will be on probation from April 18, 2001 to April 18, 2002.

Violations: 339.080.1 and 339.100.2 (15), (17) and (18) RSMo

On or about September 26, 1997, Leahy pled guilty to the class C felony possession of a controlled substance. On or about November 4, 1997, sentence and judgement were entered.

Morris, Sean
Florissant, MO

By order of the MREC, Morris was issued a one-year probated real estate salesperson license effective October 18, 2001 to October 18, 2002.

Violations: 339.100.2 (15), (17) and (18) RSMo

On December 21, 1995, Morris pled guilty to conspiracy to illegally purchase firearms. On February 7, 1997, he pled guilty to possession of a controlled substance.

Osborn, James

Nixa, MO

By order of the MREC, Osborn was issued a one-year probated real estate salesperson license effective October 24, 2001 through October 24, 2002.

Violations: 339.100.2 (15), (17), (18) and (20) RSMo

On June 12, 1997, Osborn pled guilty to one count of Assault with a Deadly Weapon and one count of Cultivation of Marijuana, a controlled substance.

Payne, Alicia M.

Florissant, MO

By order of the MREC, Payne's inactive salesperson license was revoked on December 21, 2001.

Violations: 339.100.2 (15) and (17) RSMo

On April 20, 2000, Payne pled guilty and was convicted in federal court of the felony charge of making fraudulent statements. Payne knowingly and intentionally made a false material representation on a FHA Uniform Residential Loan Application.

Riche, Kevin Earl

Kansas City, MO

By order of the MREC, Riche was issued a five-year probated real estate salesperson license effective October 18, 2001 to October 18, 2006.

Violations: 339.100.2 (15), (17) and (18) RSMo

On January 1, 1997, Riche pled guilty to distribution, delivery and manufacture of a controlled substance.

Ringo, Robert Lee

St. Louis, MO

By settlement agreement with the MREC, Ringo's broker-salesperson license was placed on probation for three years starting December 18, 2001 to December 18, 2004, or until Ringo submits proof that he has successfully completed his criminal probation, whichever is earlier.

Violations: 339.100.2 (15) RSMo

On or about September 18, 1998, Ringo pled guilty to knowingly conspiring to possess marijuana with intent to distribute.

Ross, Sheldon M.

Addison, IL

By order of the MREC, Ross's salesperson license was revoked effective February 9, 2002.

Violation: 339.100.2 (10), (14) and (15) RSMo

Ross renewed his salesperson license on or about September 28, 2000. Ross asserted in his renewal application that he had obtained the appropriate continuing education requirements. Ross failed to provide documentation that he had successfully completed the continuing education courses as he asserted in his renewal.

Snider, Jay C.

Warrenton, MO

By order of the MREC, Snider was issued a probated license. The probation is for five years, from June 18, 2001 to June 18, 2006.

Violations: 339.100.2 (15), (17) and (18) RSMo

On or about March 16, 2001, Snider pled guilty to a felony count of passing a bad check.

Vanderpool, Billy L.

Caruthersville, MO

By joint stipulation with the MREC, Vanderpool's real estate license was placed on

Missouri Real Estate Commission
3605 Missouri Boulevard
P.O. Box 1339
Jefferson City, MO 65102
(573)-751-2628
(573)-751-2777

PRSTD STD
U.S. POSTAGE
PAID
Permit 33
Jefferson City, MO

probation for a period of two years from November 14, 2001 to November 14, 2003.

Violations: 339.100.2 (15) and (17) RSMo

On June 14, 1999, Vanderpool pled guilty to one count of mail fraud. On October 12, 1999, Vanderpool was sentenced to three years of probation under the supervision of the U. S. Department of Probation and Parole.

Wimpey, Gary Dean
Oronogo, MO

By order of the MREC, Wimpey was issued a probated license. The probation is for five years from June 18, 2001 to June 18, 2006.

Violations: 339.100.2 (15), (17) and (18) RSMo

On or about September 11, 2000, Wimpey was convicted of felony drug possession.

Woodfield, Jimmie C.
Harrison, AR

By order of the MREC, Woodfield's broker-salesperson license was revoked on December 21, 2001.

The MREC was authorized to impose discipline pursuant to 620.153, RSMo because Woodfield violated a term of her probation.

Woodfield failed to comply with a condition of the settlement agreement she entered into with the MREC that became effective on June 23, 2000. In the agreement, Woodfield was to attend a broker pre-license course within the first six months of the probation period, and provide evidence of completion to the MREC.